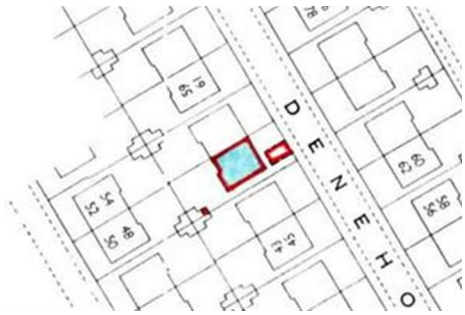
next2buy property retailers make the next step easy









51 Deneholm

Holy Cross, Wallsend, NE28 7HE

• TWO BEDROOM FIRST FLOOR FLAT • WELL PRESENTED THROUGHOUT • A LOVELY FIRST TIME BUY •

• METRO STATION 0.5 MILE AWAY • ROAD LINKS TO THE A1058 COAST ROAD • NEARBY SCHOOLS •

• SHORT WALK TO WALLSEND BURN • CHAIN FREE • 999 YEAR LEASE FROM 1992 •

• COUNCIL TAX BAND A • ENERGY RATING D •

Offers Over £90,000

2 1 1 D

- Two Bedroom First Floor Flat
- Ideal First Time Buy
- 999 Year Lease from 1992
- Well Presented Throughout
- 0.5 Mile From Metro Station
- Council Tax Band A
- Modern Kitchen & Bathroom
- Chain Free
- Energy Rating D

Entrance
Entrance door with double glazed window to the side, stairs to the first floor accommodation.

Landing
Access to all rooms.

Lounge
11'6" x 11'5" + bay (3.51 x 3.49 + bay)
Double glazed bay window, fireplace with living flame effect gas fire.

Kitchen
11'6" x 6'11" (3.53 x 2.11)
Fitted with wall and base units with work surface over and sink unit, integrated oven and hob with extractor hood over and two double glazed windows.

Bedroom 1
14'4" x 11'6" (4.37 x 3.51)
Double glazed window, electric room heater, cupboard to alcove.

Bedroom 2
11'7" x 11'7" (3.54 x 3.54)
Double glazed window, electric room heater, cupboard.

Bathroom
8'4" x 5'2" (2.55 x 1.58)
Comprising; bath with shower over, WC and wash hand basin, double glazed window, tiling to walls and floor, electric room heater.

External
Externally there is a gravelled area to the front and an outbuilding to the rear.

Lease Information
The property has a 999 year lease dated from 07/02/1992 and has a peppercorn rent.

Material Information
BROADBAND AND MOBILE:
At the time of marketing we believe this information is correct, for further information please visit https://checker.ofcom.org.uk

EE-Good outdoor and in-home
O2-Good outdoor
Three-UK-Good outdoor, variable in-home
Vodafone-Good outdoor, variable in-home

We recommend potential purchasers contact the relevant suppliers before proceeding to purchase the property.

FLOOD RISK:
Yearly chance of flooding:
Surface water: Very low.
Rivers and the sea: Very low.

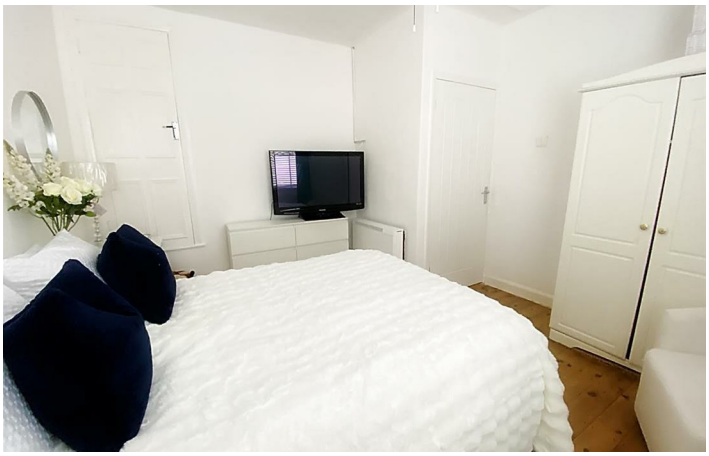
CONSTRUCTION:
Traditional
This information must be confirmed via your surveyor and legal representative.





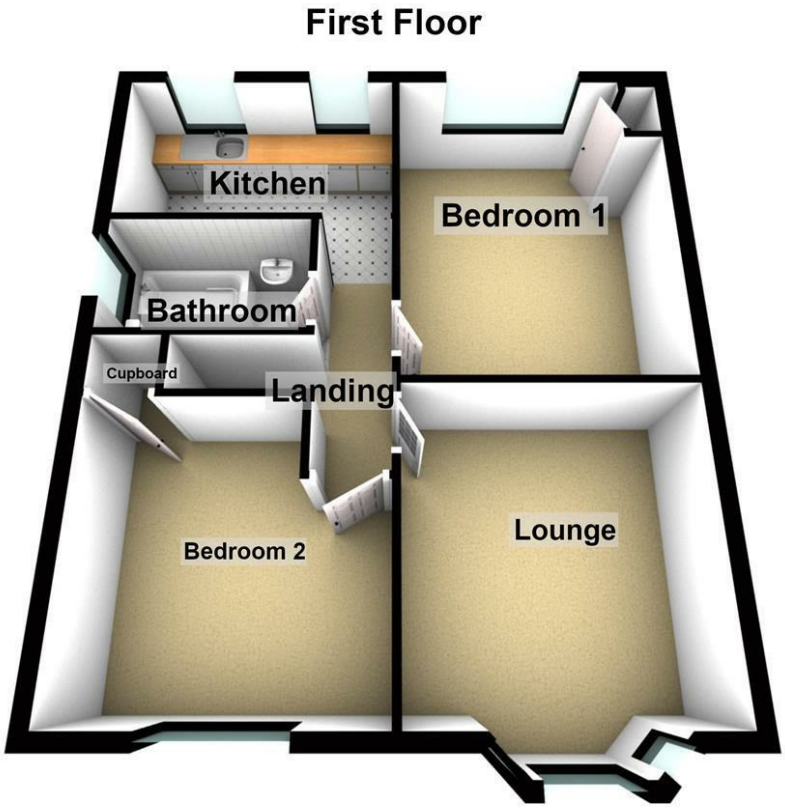




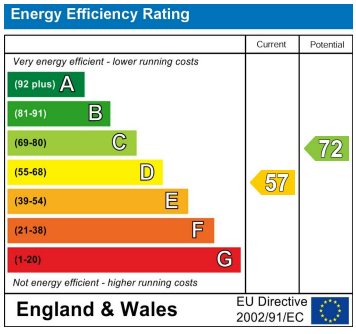




Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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